060.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,600 / 895,600
					USE VALUE:	895,600 / 895,600
					ASSESSED:	895,600 / 895,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120	-122	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEBLANC RANDALL J
Owner 2:	LEBLANC TIFFANY M
Owner 3:	
Street 1:	21 LINDEN CIRCLE
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02452 Type:

PREVIOUS OWNER

Owner 1:	NEELY JOHN J & DEBORAH -
Owner 2:	-
Street 1:	120-122 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3210 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	491,500	5,100	399,000	895,600
Total Card	0.115	491,500	5,100	399,000	895,600
Total Parcel	0.115	491,500	5,100	399,000	895,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 279.00 | /Parcel: 279.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 39942

GIS Ref

GIS Ref

Insp Date 10/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0005-0008.0

!5266!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	667,600	5100	5,000.	399,000	1,071,700	1,071,700	Year End Roll	12/18/2019
2019	104	FV	478,600	6800	5,000.	393,300	878,700	878,700	Year End Roll	1/3/2019
2018	104	FV	478,600	6800	5,000.	302,100	787,500	787,500	Year End Roll	12/20/2017
2017	104	FV	449,400	6800	5,000.	285,000	741,200	741,200	Year End Roll	1/3/2017
2016	104	FV	369,100	6800	5,000.	262,200	638,100	638,100	Year End	1/4/2016
2015	104	FV	327,300	6800	5,000.	245,100	579,200	579,200	Year End Roll	12/11/2014
2014	104	FV	327,300	6800	5,000.	225,700	559,800	559,800	Year End Roll	12/16/2013
2013	104	FV	341,100	6800	5,000.	225,700	573,600	573,600		12/13/2012

PRINT

Date	Time
12/10/20	20:10:40

LAST REV

Date	Time
09/30/20	10:55:49

apro

5266

USER DEFINED

Prior Id # 1:	39942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEELY JOHN J &	74801-130	1	6/2/2020		900,000	No	No		
GAETA RONALD/DO	66012-92		9/1/2015		799,900	No	No		
ROWSELL ROBERT	47483-46		5/22/2006	Change>Sale	500,000	No	No		
ROWSELL ROBERT	27286-79		5/12/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2015	1882	Re-Roof	2,500					
5/26/2006	411	Renovate	6,000					windows,siding gar

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
10/29/2018	MEAS&NOTICE	CC	Chris C
6/29/2016	Sales Review	PT	Paul T
3/5/2009	Measured	372	PATRIOT
11/3/2000	Hearing Chag	163	PATRIOT
2/1/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	P		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97710276
Const Adj.:	0.93041390
Adj $ / SQ:	154.549
Other Features:	148500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712341
Depreciation:	220826
Depreciated Total:	491515

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	1

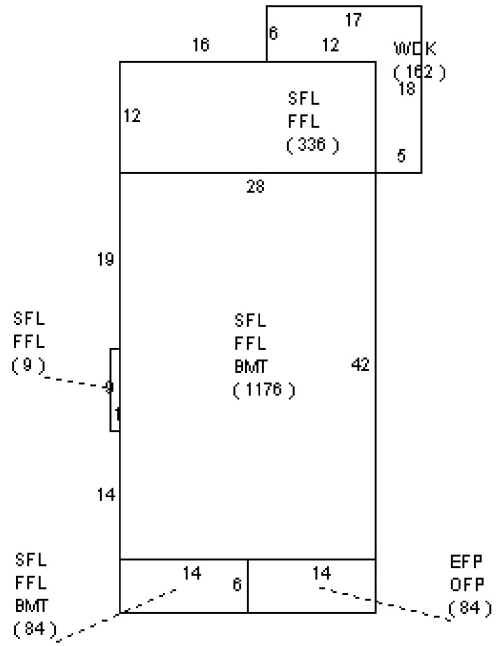
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,605	154.550	248,051
SFL	Second Floor	1,605	154.550	248,051
BMT	Basement	1,260	46.360	58,419
WDK	Deck	162	11.330	1,835
EFP	Enclos Porch	84	55.490	4,661
OFP	Open Porch	84	33.630	2,825

Net Sketched Area:	4,800	Total:	563,842
Size Ad	3210	Gross Are	4800	FinArea	3210
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	154.55
Special Features:	0	Val/Su Net:	102.40
Final Total:	491500	Val/Su SzAd	153.12

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100